

# GLOSSARY

## **GLOSSARY OF TERMS**

### **GENERAL DEFINITIONS USED WITHIN THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN**

*Affordable Housing*: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of the County gross median income for gross housing costs, including utility costs.

*AIDS (Acquired Immune Deficiency Syndrome)*: An acquired deficit in immune system functioning, which reduces the affected person's resistance to certain types of infections and cancers.

*AIDS and Related Diseases*: The disease of Acquired Immune Deficiency Syndrome or any conditions arising from the etiologic agent for acquired immune deficiency syndrome.

*Alcohol/Other Drug Addiction*: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

*Assisted Household or Person*: For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming Federal fiscal year, they will benefit through one or more programs included in the jurisdiction's investment plan. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see section 882.109).

*Committed*: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

*Consistent with the Consolidated Plan*: A determination made by the jurisdiction that a program application meets the following criterion: The Action Plan for that fiscal year's funding indicates the jurisdiction's planned to apply for the program or was willing to support an application by another entity for the program; the activities serve the geographic area designated in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

*Cost Burden > 30%*: The extent to which gross housing costs, including utility costs exceed 30 percent of gross household income, based on data published by the U. S. Census Bureau.

*Cost Burden > 50% (Severe Cost Burden)*: The extent to which gross housing costs, including utility costs, exceed 50 percent of the County gross household income, based on data published by the U. S. Census Bureau.

*County of Orange*: The geographical area comprising the whole of Orange County, which includes all cities and unincorporated areas (see definition of Urban County).

*Disabled Household*: A household composed of one or more persons, at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that:

- (1) is expected to be of long-continued and indefinite duration,  
(2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions.

A person shall also be considered to have a disability if he or she has developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U. S. C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

*Economic Independence & Self-Sufficiency Programs:* Programs undertaken by Public Housing Authorities (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. PHAs may operate locally developed programs or conduct a variety of special projects to promote economic independence and self-sufficiency.

*Elderly Household:* A family in which the head of the household or spouse is at least 62 years of age.

*Existing Homeowner:* An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

*Extremely Low-Income:* Households whose incomes do not exceed 30 percent of the median area income for the area, as determined by HUD, with adjustments for smaller or larger families and for areas with unusually high or low-incomes, or where needed because of prevailing levels of construction costs or fair market rents.

*Family:* A household comprised of one or more individuals. (The National Affordable Housing Act (NAHA) definition required to be used in the CHAS rule - equivalent to Census definition of household.) The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage, or adoption. The term "household" is used in combination with the term "related" in the CHAS instructions, such as for Table 2. when compatibility with the Census definition of family (for reports and data available from the Census based upon that definition) is dictated. (See also "Homeless Family")

*Family Self-Sufficiency (FSS) Program:* A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Authorities (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

*Federal Preference for Admission:* The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example, section 882.219.)

*First-Time Homebuyer:* An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer.

*FmHA:* The Farmers Home Administration, or programs it administers.

*For Rent:* Year round housing units that are vacant and offered/available for rent. (U. S. Census definition)

*For Sale:* Year round housing units that are vacant and offered/available for sale only. (U. S. Census definition)

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living (i.e.. eating, dressing, bathing, grooming, and household management activities). (See Section 889.105.)

Group Quarters: Facilities providing living quarters that are not classified as housing units. (U. S. Census definition). Examples include prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME Investment Partnerships Act, which is Title II of the National Affordable Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied youth (17 years or under) or an adult (18 years or older) without children.

Homeless Youth: Unaccompanied person 17 years of age or under who is living in situations described by terms "sheltered" or "Unsheltered".

Household: One or more persons occupying a housing unit (U. S. Census definition). See "Family".

Housing Problems: Households with housing problems include: (1) occupied units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden > 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U. S. Census definition)

Institutions/Institutional: Group quarters for persons under care or custody. (U. S. Census definition)

Large Related: A household of five or more persons, which includes at least two related persons.

LIHTC: (Federal) Low-Income Housing Tax Credit.

Low-Income: Households whose incomes do not exceed 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's finding that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices for the appropriate jurisdictions.

Middle-Income: Households whose incomes do not exceed 95 percent of the median area income for the area, as determined by HUD, with adjustments for smaller or larger families and for areas with unusually high or low-incomes, or where needed because of prevailing levels of construction costs or fair market rents.

Moderate-Income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Non-Elderly Household: A household which does not meet the definition of "Elderly Household."

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

*Non-Institutional*: Group quarters for persons not under care or custody. (U. S. Census definition)

*Orange County Housing Authority*: One of four local Public Housing Authorities in Orange County that provides tenant-based rental assistance to low-income individuals and families.

*Occupied Housing Unit*: A housing unit that is the usual place of residence of the occupant(s).

*Other Household*: A household of one or more persons that does not meet the definition of a Small Related household or a Large Related household, or is an elderly household comprised of three or more persons.

*Other Income*: Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

*Other Vacant*: Vacant year round housing units that are not For Rent, For Sale, or Vacant Awaiting Occupancy or Held. (U. S. Census definition)

*Overcrowded*: A housing unit containing more than one person per room. (U. S. Census definition)

*Owner*: A household that owns the housing unit it occupies. (U. S. Census definition).

*PWA (Persons with AIDS)*: A person who has been diagnosed with Acquired Immune Deficiency Syndrome (AIDS).

*Physical Defects*: A housing unit lacking complete Kitchen or bathroom (U. S. Census definition). Jurisdictions may expand upon the Census definition.

*Project-Based (Rental) Assistance*: Rental Assistance provided for a project, not a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

*Regional AI*: Regional Analysis of Impediments to Fair Housing Choice.

*Rent Burden > 30% (Cost Burden)*: The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U. S. Census Bureau.

*Rent Burden > 50% (Severe Cost Burden)*: The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U. S. Census Bureau.

*Renter*: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U. S. Census definition)

*Renter Occupied Unit*: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Section 215: Section 215 of Title II of the National Affordable Housing Act. Section 215 defines what constitutes "affordable" housing projects under the Title II HOME program.

*RHNA*: Regional Housing Needs Assessment for a six-County region which includes Orange County. The RHNA captures both existing need and project future need for the period 1998 to 2005.

*SCAG*: Southern California Association of Governments. Responsible for preparing forecasts to aid in planning for the region.

*Service Needs*: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50%.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Small Related: A household of 2 to 4 persons, which includes at least two related persons.

Substandard Condition and not Suitable for Rehabilitation: By local definition, dwelling units that are not in compliance with local building codes and/or housing quality standards, as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehabilitation: By local definition, dwelling units that do not comply with local building codes or do not meet housing quality standards but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work. The jurisdiction must define this term (i.e., standard condition, financially and structurally feasible for rehabilitation) and include this definition in the document (Glossary of Terms) portion of its Consolidated Plan submission.

Substantial Amendment: A major change in a housing strategy submitted between scheduled annual submissions. It will usually involve a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. Supportive services may include child care, transportation, remedial education, education for completion of secondary or post secondary schooling, job training, preparation and counseling, substance abuse treatment and counseling, training in homemaking and parenting skills, money management and household management, counseling in homeownership, job development and placement, follow-up assistance after job placement, and other appropriate services.

Supportive Service: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenant Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year round housing units. (U. S. Census definition)

Urban County: The geographical area within Orange County consisting of 14 participating cities (Aliso Viejo, Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, La Palma, Los Alamitos, Placentia, San Clemente, Seal Beach, Stanton, Villa Park and Yorba Linda) and the entire unincorporated target areas: (Anaheim Island, Back Bay, Colonia Independencia, El Modena, Inter-Canyons, Mac Island, Midway City, Northeast El Modena, Olive Heights, Rustic Lane, Sherwood Forest, Southwest Anaheim, and West Anaheim).

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys, etc.)

Vacant Awaiting Occupancy or Held: Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use. (U. S. Census definition)

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Worst-Case Needs: Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

Year Round Housing Units: Occupied and vacant housing units intended for year round use (U. S. Census definition). Housing units for seasonal or migratory use are excluded.

**NOTE: Terms not defined above may be defined in the specific instructions for each table**